



16 Pirie Road, Congleton, CW12 2EE

£370,000

- Detached Dormer Style Home
- Charming Lounge
- Generous and Beautifully Maintained Plot
- No Onward Chain
- Three Bedrooms
- Separate Dining Room
- Highly Regarded Residential Position
- Spacious and Versatile Accomodation
- Beautiful Lawned Areas
- Well Placed For A Range Of Everyday Amenities

16 Pirie Road, Congleton CW12 2EE

Offered for sale with no onward chain, this much loved detached dormer style home occupies a generous and beautifully maintained plot within a highly regarded residential position on Pirie Road, Congleton. Having been in the same ownership since its construction around 60 years ago, this is a rare opportunity to acquire a cherished home with enormous warmth, flexibility and future potential.



Council Tax Band: D



Set behind an attractive frontage, the property immediately creates an excellent first impression, with upgraded external rendering and attractive complimenting windows, enhancing its kerb appeal whilst giving the exterior instant curb appeal.

Internally, the accommodation is both spacious and versatile, arranged over two floors and lending itself perfectly to a wide variety of buyers including families, downsizers looking to future proof, or purchasers seeking flexible living space to suit changing needs over time.

The property is accessed via the entrance hallway, which gives an immediate sense of space and provides access through the ground floor and up to the first floor accommodation.

The lounge is an especially charming room and undoubtedly one of the standout spaces within the home. Generous in size and full of character, it features a striking inglenook style fireplace as its focal point, while the exposed ceiling beams add warmth and a delightful cottage style feel, creating a room that feels cosy but spacious.

In addition to the lounge, there is a separate dining room, offering further reception space for family use or even a home office, if required. Positioned alongside the dining kitchen, this layout also presents an exciting opportunity for those wishing to reconfigure the space into a more contemporary open-plan living dining kitchen, subject to any necessary approvals.

The dining kitchen itself is a well proportioned and practical family space, offering ample room for everyday dining and enjoying pleasant views over the garden. It sits conveniently adjacent to the former attached garage, which has been adapted to provide a useful utility area, with direct internal access from the house, adding excellent practicality for day-to-day living.

The ground floor also benefits from a modernised family bathroom, stylishly updated to provide a contemporary and spacious suite, ideal for buyers wanting comfort and convenience .

Further enhancing the versatility of the layout is a ground floor bedroom, which could equally serve as an additional sitting room, guest room, or study depending on requirements. This room enjoys UPVC double glazed French doors, opening directly onto the rear garden, making it particularly attractive for those seeking flexible accommodation over two floors.

To the first floor, there are two further bedrooms, both of good proportions and both benefitting from built in wardrobes, together with a useful first floor washroom, adding further practicality and convenience.

Externally, the gardens are a real highlight of the property and undoubtedly one of its most special features.

Occupying an exceptional plot, the home is surrounded by beautifully maintained wraparound gardens, which have clearly been lovingly cared for and curated over many years. The rear garden in particular offers a wonderful degree of privacy and space, creating a peaceful outdoor setting ideal for both keen gardeners and those who simply enjoy being outside.

There are generous lawned areas, well-stocked planted borders, mature shrubs and established greenery, all of which combine to create a wonderfully colourful and established setting throughout the seasons. A charming feature pond adds

further character and tranquillity, while the overall size and layout of the grounds offer excellent space for outdoor seating, entertaining, or family enjoyment.

The plot also presents exciting future potential, with scope for further extension or development to the side or rear, subject to the relevant permissions, making this a home that can not only be enjoyed immediately, but one that could also evolve with a buyer's needs over time.

Situated within a sought after area the property enjoys a highly convenient and well-established location, well placed for a range of everyday amenities. Canalside walks are close by, together with Congleton Park and the town centre, which offers a wide range of shops, cafés and services. The location is also ideal for commuters, with excellent access to Macclesfield, Leek, and surrounding areas.

A rare opportunity to acquire a much loved detached home with character, flexibility, beautiful gardens and exceptional future potential. An early viewing is strongly recommended.

Entrance hall

having a modern composite front entrance door with Upvc double glazed window to the side. Radiator, stairs off to 1st floor landing.

First Floor Landing

having a UPVC double glazed obscured window to the front aspect.

Lounge

15'10" x 15'6"

into Inglenook fireplace. Having a UPVC double glazed window to the front aspect, feature inglenook fireplace having timber mantle, exposed brickwork and tiled hearth with housing for an electric fire, also with recessed down lighters. Mock beams to ceiling, radiator, wall light points, TV point.

Inner Hallway

Providing access to the bathroom and ground floor bedroom three. Under stairs store cupboard.

Dining Kitchen

11'11" x 9'10"

Having a range of oak wall mounted cupboard and base units, with fitted worksurface over incorporating a composite one and a half bowl sink unit (Franke) with mixer tap over. Integral gas hob with extractor fan over with separate double oven & combination grill. Integral fridge. Space and defined area for dining table, radiator, mock beam to ceiling, splashback tiling, UPVC double glaze window to the rear aspect overlooking the gardens. Radiator, modern composite half glazed side entrance door giving access through to the garage.

Dining Room

9'10" x 9'10"

Having a UPVC double glazed window to the front and side aspect., radiator, mock beams to ceiling. Internal leaded glazed window through to the entrance hall.

Bedroom Three

10'6" x 8'4"

This versatile room could be utilised as a sitting room or a ground floor bedroom. Having UPVC double glazed French doors to the rear aspect with full length glazed panelling overlooking the gardens. Coving to ceiling, radiator.

Bathroom

6'9" x 6'3"

Refurbished bathroom suite having a panelled bath with over bath thermostatically controlled shower with glazed shower screen and fully tiled wall. Mixer tap to bath, wall mounted modern wash hand basin set in vanity storage unit with pullout drawers, low-level WC. Tiling to walls, grey wood wash effect vinyl flooring, chrome heated towel radiator, recessed LED lighting and extractor fan to ceiling. UPVC double glazed obscured window to the rear aspect.

First Floor landing

Having a UPVC double glazed window to the front aspect.

Wash Room

Having a low level white WC with matching wash hand basin. Chrome heated towel radiator, recessed LED lighting and extractor fan to ceiling, UPVC double glazed obscured window to the rear aspect.

Bedroom One

12'10" x 14'4" into bay

Access to eaves. Having built in wardrobe, with hanging rail. Walk in wardrobe which could be utilise as a dressing area. Matching drawers, radiator, UPVC double glazed dual aspect windows to the front and side.

Bedroom Two

14'4" x 8'4"

Having dual aspect UPVC windows to the front and side aspect, with far reaching views on the horizon. Built-in wardrobes with matching drawers, storage to eaves and access to loft space. Radiator.

Externally

Attached garage 2.64 m x 5.20 m Having a combined utility area with plumbing for washing machine with fitted countertop over. UPVC double glazed windows to the rear aspect, metal up and over door. Potterton gas central heating boiler.

Externally, the property is approached from the roadside onto an extensive driveway providing off-road parking for multiple vehicles, in addition to the attached garage. Attractive garden frontage extending to the side of the property with wraparound gardens leading to the rear.

To the rear there is a well manicure lawn with feature shrubs, shaped trees and established hedging providing colour and contrast throughout the seasons, there is also an attractive feature pond.





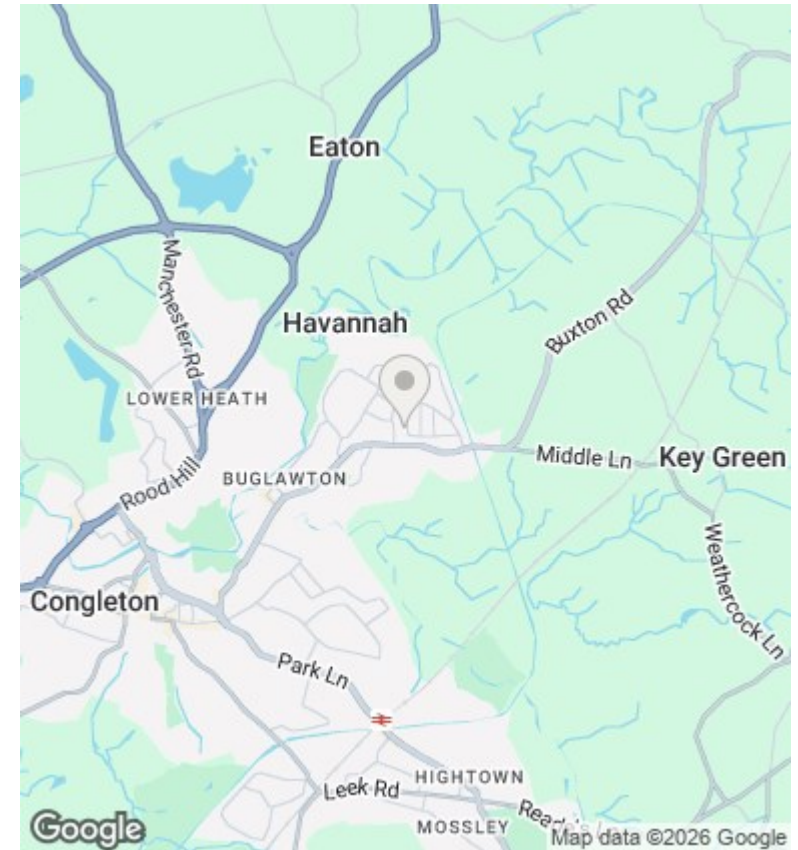
Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 